

# THOMAS BROWN

ESTATES

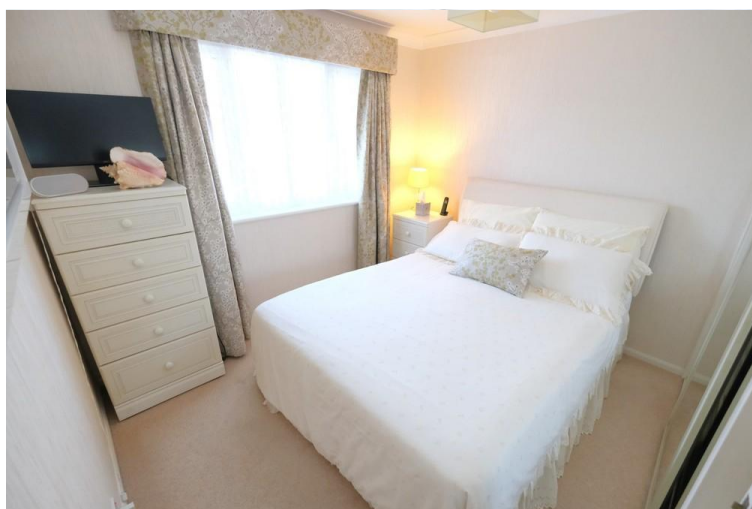


**4 Taylor Close, Orpington, BR6 9UH**

**Asking Price: £259,000**

- 1 Bedroom First Floor Apartment
- Long Lease & Low Maintenance Charges
- Well Located for Orpington & Chelsfield Stations
- Highly Desirable Location





## Property Description

Thomas Brown Estates are delighted to offer this very well presented, larger style one bedroom purpose built first floor flat with garage en-bloc, located within a highly desirable location in South Orpington. The property boasts a lease of approximately 956 years and very low maintenance charges. The accommodation on offer comprises: communal entrance hall, private entrance with stairs up to the landing, spacious living/dining area, fitted kitchen, double bedroom with fitted wardrobe and a bathroom. The property also benefits from a garage en-bloc and on road parking - and is offered with no forward chain. Other benefits include double glazing and an electric heating system. Taylor Close is well located for local schools, shops, bus routes and both Chelsfield and Orpington mainline stations. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view to appreciate the additional benefits this property boasts over other properties on the development.



**COMMUNAL ENTRANCE**

**PRIVATE ENTRANCE**

Tiled flooring.

**STAIRS**

Carpet.

**LOUNGE/DINER**

23' 11" x 12' 05" (7.29m x 3.78m) Large storage cupboard, two double glazed windows to front, carpet.

**INNER HALL**

Airing cupboard, carpet.



**KITCHEN**

10' 10" x 5' 9" (3.3m x 1.75m) Range of matching wall and base units with worktops over, sink and drainer, space for cooker, space for washing machine, space for fridge/freezer, double glazed window to rear, tiled walls, tiled flooring.

**BEDROOM**

10' 4" x 9' 7" (3.15m x 2.92m) Fitted wardrobe and built in wardrobe behind, double glazed window to rear, carpet.

**BATHROOM**

Low level WC, wash hand basin, bath with electric shower and shower attachment, tiled walls, tiled flooring.



**OTHER BENEFITS INCLUDE:**

**GARAGE EN-BLOC**

Up and over door.

**DOUBLE GLAZING**

**LEASEHOLD**

956 years remaining.

**NO FORWARD CHAIN**

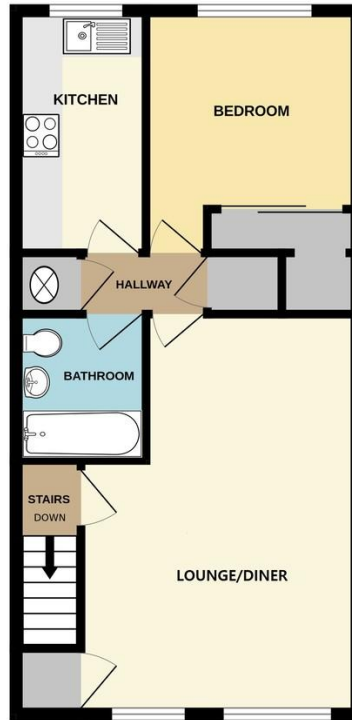
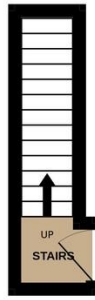
**CLOSE TO STATIONS**

Orpington 0.7 miles, Chelsfield 0.9 miles.



GROUND FLOOR  
39 sq.ft. (3.6 sq.m.) approx.

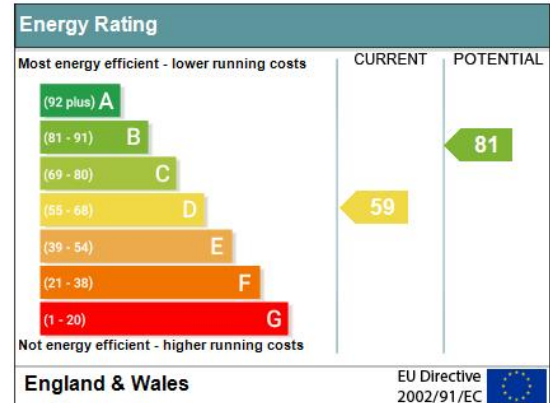
1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 530 sq.ft. (49.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Address: 4 Taylor Close, ORPINGTON, BR6 9UH  
RRN: 9320-2877-1390-2197-6245



Construction: Standard

Council Tax Band: C

Tenure: Leasehold – 956 years remaining

Service charge: None - As advised by vendor.

Ground rent: £35.50 per 6 months (£71PA) - As advised by vendor.

**\*\*Please note these charges may be subject to reviews and this should be verified by your solicitor.**

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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